



The Coach House



**STAGS**



# The Coach House

12a Fluder Hill, Kingskerswell, Newton Abbot TQ12 5JD

Newton Abbot 3.5 miles, Torquay 5.6 miles, Exeter 20.1 miles.

A detached three-bedroom home in the desirable Fluder Hill area, with private driveway, generous parking, and a detached stone barn/garage with potential for conversion (subject to consents). Pleasant views over the village and towards countryside.

- Three double bedrooms
- Ground-floor shower room, en-suite, and family bathroom
- Private tarmac driveway with generous off-road parking
- Freehold
- Conservatory and bright sitting room with bay window
- Potential to adapt or convert the stone barn (subject to consents)
- Detached stone barn/garage
- Council tax band: D

Guide Price £395,000

## SITUATION

Kingskerswell offers numerous local shops, a health centre, primary school, village hall and pubs whilst wider amenities can be found nearby in Torquay and Newton Abbot. There is an intercity railway station at Newton Abbot providing a route to London Paddington while the A380 trunk road is a short distance from the property, providing easy access to Exeter by car.

## DESCRIPTION

This well-presented property combines character features with modern amenities. Positioned end-on to Fluder Hill, it enjoys pleasant views over the village and towards open countryside.

Double gates lead onto a tarmac driveway and parking area, complemented by a detached stone barn/garage under a slate roof. Subject to the necessary consents, this building offers excellent potential for adaptation or conversion

## ACCOMMODATION

The kitchen is entered via a uPVC stable door, fitted with a range of base and eye level units and a small breakfast bar. Appliances include an Indesit washing machine, Sharp full-size dishwasher, Lamona electric oven with Siemens four-ring halogen hob and AEG extractor hood, AEG built-in microwave oven, and a tall integrated fridge-freezer. The Worcester Greenstar gas-fired boiler is housed in an adjoining cupboard.





The shower room is fully tiled and fitted with a Mira electric shower, accessed conveniently from the inner hallway. The sitting room is a bright and spacious area, featuring a wall-mounted gas fire and multiple windows, including an east-facing bay window. A door from the sitting room leads into the conservatory, which opens out onto the front garden. The first floor is accessed via a spiral staircase from the sitting room, leading to a landing that offers pleasant views towards Kingsteignton.

Bedroom One is a good-sized double featuring two windows one of which is obscured and benefits from an en-suite shower room fitted with a Mira electric shower. Bedroom Two is also a double room and includes a fitted wardrobe along with an integrated study area, ideal for home working or study. Bedroom Three offers a partially obscured window with views overlooking Fluder Hill, and also features a built-in wardrobe. The family bathroom is well-appointed with a good-sized bath, a separate corner shower with an electric shower unit, and an airing cupboard that houses the hot water tank.

**OUTSIDE**

The private tarmac driveway provides generous off-road parking and could be landscaped to form additional garden space. The rear garden features a low stone wall, a mature passionflower and honeysuckle climbing over the fence, and a flowerbed backing onto the stone wall of the barn.

**DETACHED STONE BARN / GARAGE**

Fitted with electricity and lighting, an electrically operated roller shutter door (installation scheduled within weeks), and an inspection pit – ideal for vehicle maintenance.

**SERVICES**

Mains water, electricity drainage, and gas-fired central heating. According to Ofcom, excellent broadband and strong mobile coverage are available at this property.

**LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

**VIEWINGS**

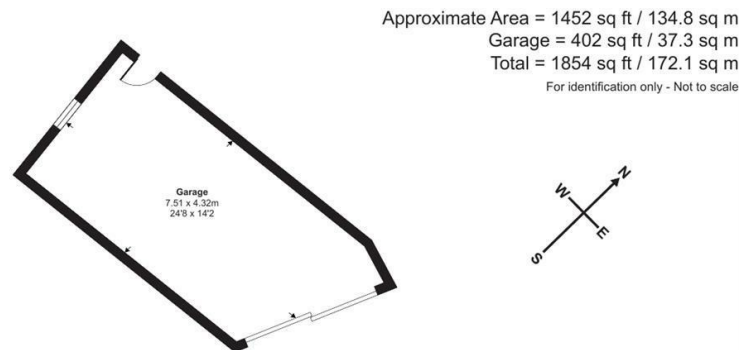
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

**DIRECTIONS**

Proceed towards Torbay on the A380, passing Newton Abbot and the first exit for Kingskerswell. At the traffic lights, turn left signposted to Torquay and the A3022, and take the first left after the bridge crossing signposted to Kingskerswell. Proceed for a third of a mile and turn right after the fuel garage to turn onto Southey Lane; continue to the end of the road and turn right at the mini-roundabout onto Fluder Hill. Continue up the lane for 100 yards where the property can be found on the right hand side.

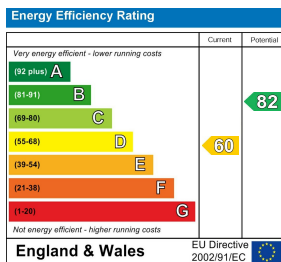
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